

**Kinross Charter Township
Planning Commission
Regular Meeting**

February 9, 2009

4884 W. Curtis Street

MEMBERS PRESENT

Brenda Case
Ron Munro
Leo Wiley
Herman Calkins
Rick Bernhardt
Dave Gaines

MEMBERS ABSENT

Also present: Bill Wilson (LSSU Student), David Kauer, and Judy Wright

The meeting was called to order at 6:35 PM by Chair Munro. A moment of silence was observed in honor of deceased member LeRoy Schell.

MOVED #1: by Case, second Calkins, to move Mr. James Bourque to the top of the agenda. Motion carried.

MOVED #2: by Wiley, second by Calkins, to approve the February 9, 2009, agenda with the addition of a report by Munro on the MTA Educational Conference. Motion carried.

MOVED #3: by Wiley, second by Calkins to accept the January 12, 2009, meeting minutes as written. Motion carried.

PUBLIC COMMENT

Mr. Bourque informed the Commission of the possibility of purchasing a portion of Township property off Fair Road for the purpose of excavating sand. As the end purchaser has not yet committed to buying the 40,000-80,000 tons per year that Aggregates America is interested in extracting. Gaines noted his concerns about the condition that the property would be left in after the sand would be removed. Mr. Bourque agreed that remediation would be beneficial to the resale and aesthetic value.

OLD BUSINESS:

Chair Munro stated that he has been in contact with Kelly Drake from UPEA about the progress on the Master Plan. They do not have it completed as yet. If it is completed before the regular Commission meeting in March, there may need to be a special meeting to begin the review process.

Case informed the Commission that the Sign Ordinance (#1.128) contains provisions for special use permits in section 14.1 for portable signs to be used for up to 16 days. Munro stated that he learned at the MTA conference that unless we have regulations in place before some of the newer LED signs begin moving into the area we might not be able to regulate their use. Calkins questioned the signs on M-80 near the I-75 ramps. He would like to see them maintained on a regular basis. As MDOT regulates the placement of signs on all state highways that would be the place to start investigating what can be done to remedy this issue.

Calkins told the members that the Truck Route/Parking Ordinance is ready for a public hearing. Fines are spelled out in the ordinance, but he was concerned about enforcement. Several members were of the opinion that leaving enforcement to the discretion of the police department would be the best option.

#4 MOVED: by Gaines, second by Wiley, to raise the speed limit on Country Club Drive to the State Police recommended speed. Motion carried.

NEW BUSINESS:

Bernhardt informed the members that he felt that it would be beneficial to include form based zoning in our Master Plan as it would give the Township more flexibility in development. This type of zoning would allow a commercial enterprise on the first floor of a building with residential units on upper floors, etc.

#5 MOVED: by Gaines, second by Bernhardt, to study form base zoning for inclusion in the Township's Master Plan. Motion carried.

Munro distributed copies of the updated "Red Book" that he purchased at the MTA Educational Conference. He also stated that he gained much information about the requirements of public hearings and publishing notices regarding ordinances.

Calkins informed the members that he attended the special Township Board meeting about the motel. At that meeting he learned that Steve LeBlance and John Anderson have made a preliminary commitment to purchase the motel. Hearing that the Township was going ahead with the streetscape project, they felt that this would be an ideal time to begin renovation.

Meeting adjourned at 8:35 PM.

Next meeting is March 9, 2009, at 6:30 PM.

Leo Wiley, Secretary

Minutes prepared by Judy Wright